

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (208.4) to permit a rear yard setback of 26 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
(1) Existing living space insufficient; (2) Employment and professional responsibilities require study area; none presently exists; (3) Insufficient kitchen and informal eating area; (4) Existing design of living space prohibits placement of addition in other location; (5) Location and configuration of house on property requires addition to be located on side of shortest depth -- avg. rear depth from addition (35 ft.) would not require variance; (6) Smaller addition complying with required 30 ft. setback would be impractical; (7) Variance has been discussed with all adjoining property owners, and each has concurred in the requested variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
N/A  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State  
Attorney's Telephone No.

Legal Owner(s):  
RICHARD S. FRANK  
(Type or Print Name)  
Signature  
NANCY D. FRANK  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State  
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of January, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of March, 1982, at 9:30 o'clock A.M.

John W. Hession, III  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
E/S of Thornton Rd., 110' : OF BALTIMORE COUNTY  
S of Jeffers Rd., 8th District  
RICHARD S. FRANK, et ux, : Case No. 82-201-A  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 5th day of March, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Richard S. Frank, 8221 Thornton Road, Towson, Maryland 21204, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Richard S. Frank  
8221 Thornton Road  
Baltimore, Maryland 21204

RE: Item No. 129  
Petitioner - Richard S. Frank, et ux  
Variance Petition

Dear Mr. & Mrs. Frank:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

February 11, 1982

S-SE Key Sheet  
44 NW 6 Pos. Sheet  
NW 11 B Topo  
60 Tax Map

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #129 (1981-1982)  
Property Owner: Richard S. and Nancy D. Frank  
E/S Thornton Rd., 110' S. from centerline of Jeffers Rd.  
Acres: 83.00/99.12 x 91.71/123.39 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This property comprises Lot P, Block P, plat of "Thornleigh Plat Two Section One Valley Green", recorded G.L.B. 23, Folio 27.

### Highways:

Thornton Road, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Robert A. Moxon, III, Chief  
Bureau of Public Services

RAM:EAM:FWR:SS  
cc: Jack Wimbley



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

March 1, 1982

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129, Zoning Advisory Committee meeting, January 26, 1982, are as follows:

Property Owner: Richard S and Nancy D. Frank  
Location: E/S Thornton Road 110' S from centerline of Jeffers Road  
Acres: 83.00/99.12 X 91.71/123.39  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: December 26, 1982  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #118 - Pasquale Bruno
- Item #120 - Burn Allen Stephenson
- Item #126 - Clarence and Irene McNeal
- Item #127 - Roy L. Chiavacci, et al
- Item #128 - Cook United, Incorporated
- Item #129 - Richard S. and Nancy D. Frank
- Item #131 - Harwood Realty Corp.
- Item #133 - Turnpike Associates

IJP/rth

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 24, 1982

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Richard S. and Nancy D. Frank

Location: E/S Thornton Road, 110' S from centerline of Jeffers Road

Item No.: 129 Zoning Agenda: Meeting of January 26, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Ian J. Forrest, Director  
Planning Group  
Special Inspection Division  
Noted and Approved: Nicholas B. Commodari  
Fire Prevention Bureau

1mb  
3/16 82-201-A



Pursuant to the advertisement, posting of property, and public hearing on the petition and appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1982, that the ~~herein~~ Petition for Variance(s) to permit a rear yard setback of twenty-six feet in lieu of the required thirty feet, for the expressed purpose of constructing an addition to the existing dwelling to increase its habitable area, in accordance with the site plan filed herein, marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1982  
FROM: Ted Burnham  
SUBJECT: Zoning Advisory Committee  
Meeting of January 26, 1982

ITEM NO. #126 See Comments  
ITEM NO. 127 See Comments  
ITEM NO. 128 Standard Comments  
ITEM NO. 129 Standard Comments  
ITEM NO. 130 See Comments  
ITEM NO. 131 See Comments  
ITEM NO. 132 See Comments  
ITEM NO. 133 Standard Comments

*Charles E. Burnham*  
Ted Burnham  
Plans Review Chief



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

April 8, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of January 26, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 126, 127, 128, 129, 130, 131 and 133.

Sincerely,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineering Associate II

MSF/r1j

OK  
2/8/82  
4/13/82

42869AR

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 82-2014  
Building Permit Application  
No. 8  
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*Richard S. Frank*  
Richard S. Frank

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Zoning Petition No. 82-201-A  
SUBJECT: Zoning Petition No. 82-201-A

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JCH:rnc

Richard S. and Nancy D. Frank  
8221 Thornton Road  
Towson, MD 21204  
January 11, 1982

Zoning Commissioner of  
Baltimore County  
County Office Building  
Towson, MD 21204

Dear Sir:

Attached, in triplicate, are the following: a Petition for Zoning Variance, 7 copies of a description, and 10 copies of a plot, requesting variance from Section 1802.3.B(208.4) to permit a rear yard setback of 26 feet instead of the required 30 feet.

It would be greatly appreciated if this request could be considered in the shortest possible time period. We will be unable to reach a contractual agreement with a local contractor until such time as a decision is reached. If the decision is not made for a full 90 days, the Spring construction season will be fully underway, and our chances of enlisting a desirable contractor to accomplish the work may be adversely affected.

Additionally, please note that we have consulted with all adjacent property owners (8219 Thornton Road, C.A. Ruppertsberger; 8223 Thornton Road, R.D. Robey; 1633 Jeffers Road, C. Hughes; 1631 Jeffers Road, L.R. Powell), and all have concurred with our plans and have no objections to our being granted a variance.

Any assistance you can provide in expediting our request will be extremely helpful and appreciated.

Respectfully submitted,  
*Richard S. Frank*  
Richard S. Frank  
Nancy D. Frank

Attachments

March 24, 1982

Mr. & Mrs. Richard S. Frank  
8221 Thornton Road  
Baltimore, Maryland 21204

RE: Petition for Variance  
E/S of Thornton Road, 110' S of  
Jeffers Road - 2nd Election District  
Richard S. Frank, et ux - Petitioners  
NO. 82-201-A (Item No. 129)

Dear Mr. & Mrs. Frank:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

VEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

TO: Zoning Commissioner of Baltimore County

DATE: March 16, 1982

SUBJECT: Application for Zoning Variance by Richard S. and Nancy D. Frank, 8221 Thornton Road

Please be advised that we, the adjacent property owners to the property located at 8221 Thornton Road, understand the Application for Zoning Variance to allow for a 26-foot rear set back instead of the required 30 feet. The Franks have explained their addition plans to us, and we concur with their plans and receiving a zoning variance.

*C. Albert Ruppertsberger*  
C. Albert Ruppertsberger, 8219 Thornton Road

*Robert D. Robey*  
Robert D. Robey, 8223 Thornton Road

*Charles Hughes*  
Charles Hughes, 1633 Jeffers Road

*Leigh R. Powell*  
Leigh R. Powell, IV, 1631 Jeffers Road

Pl. 82-2



Mr. and Mrs. Richard S. Frank  
8221 Thornton Road  
Towson, Maryland 21204

February 16, 1982

# NOTICE OF HEARING

RE: Petition for Variance  
E/s of Thornton Road, 110' S of Jeffers Road  
Case #82-201-A Item #129

TIME: 9:30 A.M.

DATE: Tuesday, March 16, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*[Signature]*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

## Petition for Variance

8TH DISTRICT

ZONING: Petition for Variance

LOCATION: East side of Thornton Road, 110 ft. South of Jeffers Road

DATE & TIME: Tuesday, March 16, 1982 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to permit a rear yard setback of 26 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.3.B (208.4) - minimum rear yard setback in D.R. 3.5 Zone.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Richard S. Frank, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 16, 1982 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND, ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 104566

DATE: 2/16/82 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Nancy D. Frank

FOR: Filing Fee for Case #82-201-A

284 8 2812 15 25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 105751

DATE: 3/16/82 ACCOUNT: 01-662

AMOUNT: \$44.50

RECEIVED: Richard S. Frank

FOR: Posting & Advertising of Case #82-201-A

380 0 4264 16 44.50

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
474-3353

March 10, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Mr. and Mrs. Richard S. Frank  
8221 Thornton Road  
Towson, Maryland 21204

RE: Petition for Variance  
E/s Thornton Rd., 110' S of Jeffers Rd.  
Case #82-201-A

Dear Mr. and Mrs. Frank:

This is to advise you that \$44.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 25, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 15th day of March, 1982, the 25th day of February, 1982.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

82-201-A

District: 8th

Posted for: Variance

Petitioner: Richard S. Frank, et ux

Location of property: E/s Thornton Rd., 110' S of Jeffers Rd.

Location of Signs: East side of Thornton Rd., approx. 150' South of Jeffers Rd.

Remarks:

Posted by: *[Signature]* Date of return: 2-5-82

Number of Signs: 1



## PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance

LOCATION: East side of Thornton Road, 110 ft. South of Jeffers Road

DATE & TIME: Tuesday, March 16, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 26 feet instead of the required 30 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3.B (208.4) - minimum rear yard setback in D.R. 3.5 Zone.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Richard S. Frank, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 16, 1982 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map # 3C										

Item # 129

Mr. and Mrs. Richard S. Frank  
8221 Thornton Road  
Baltimore, Md. 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 26th day of January, 1982

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Richard S. Frank, et ux

Petitioner's Attorney: *[Signature]*  
Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## ZONING DESCRIPTION

Located on the east side of Thornton Road at the distance of approximately 110 feet south from the centerline of Jeffers Road. Being Lot No. 8, Block P, Section 1, of Thornleigh (formerly Valley Green) recorded in Liber 23, Folio 27. Also known as 8221 Thornton Road in the 8th Election District.

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

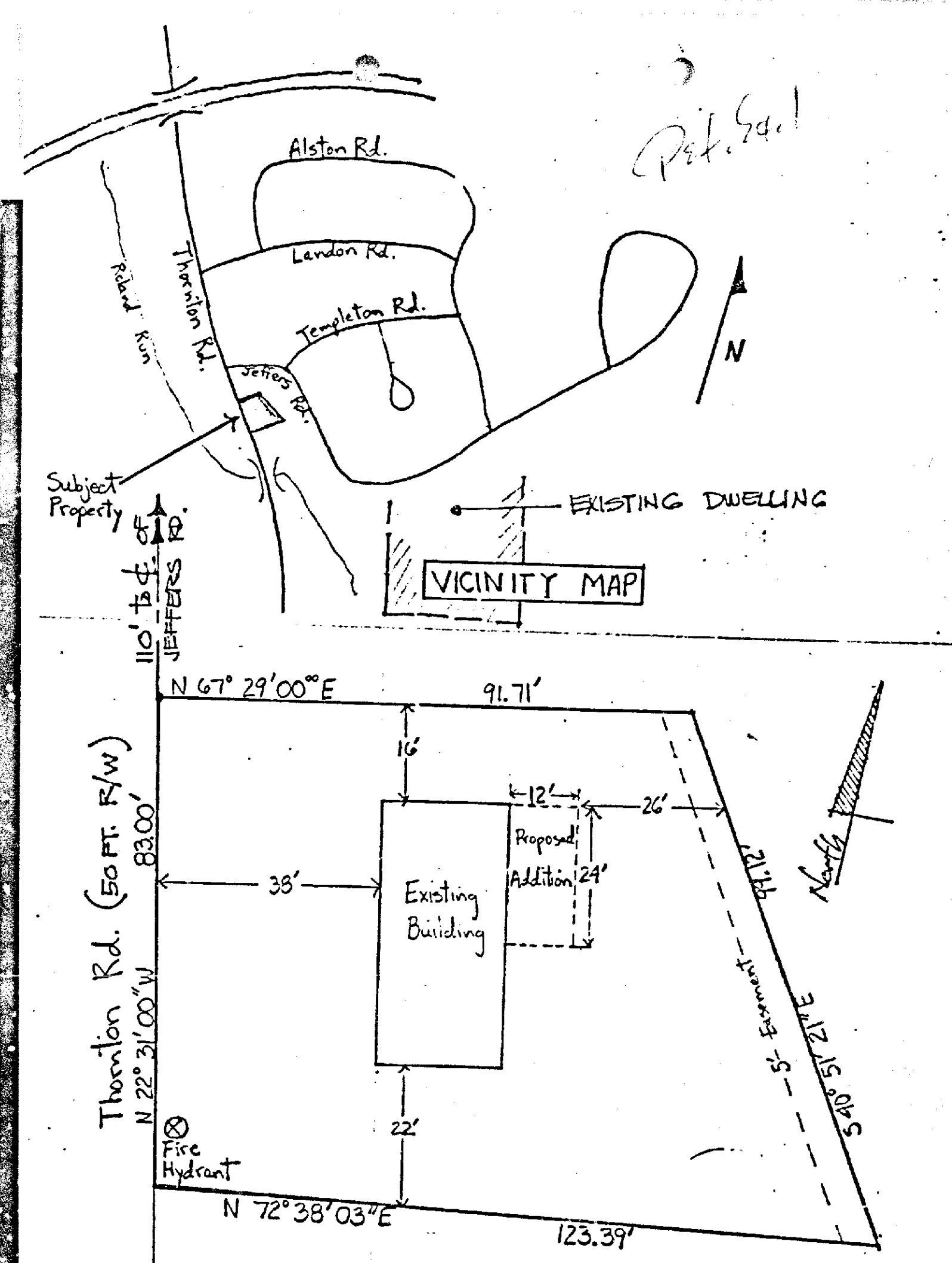
Your Petition has been received this 12 day of January, 1982.

Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

Item # 129

Petitioner: Richard S. Frank Submitted by: Nancy Frank  
Petitioner's Attorney: *[Signature]* Reviewed by: *[Signature]*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



PLAT FOR ZONING VARIANCE  
OWNER: RICHARD S. & NANCY D. FRANK  
ZONE DISTRICT 3.5, ZONING MAP No. 3C, ELECTION DIST. B  
LOT No. 8, BLOCK P, SECTION 1, LIBER 23, FOLIO 27  
PUBLIC WATER & SEWER EXISTING  
SCALE: 1" = 20'